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AREA AND LOT SUMMARY		
	TOTAL	
TOTAL AREA	±6,341,029 SF	145.57 ACRES
TOTAL RESIDENTIAL AREA	±5,752,969 SF	132.07 ACRES
TOTAL COMMON/OPEN SPACE AREA	±89,733 SF	2.06 ACRES
RIGHT OF WAY AREA	±498,326 SF	11.44 ACRES
TOTAL NUMBER OF LOTS	36	
TOTAL NUMBER OF BUILDABLE LOTS	32	
TOTAL NUMBER OF COMMON LOTS	4	
PROPOSED DENSITY	0.22 UNITS/ACRE	
AVERAGE RESIDENTIAL LOT SIZE	179,780 SF	4.13 ACRES
MINIMUM LOT SIZE	121968 SF	2.81 ACRES

PRE PLAT FOR
TRAIL CREEK MEADOWS SUBDIVISION

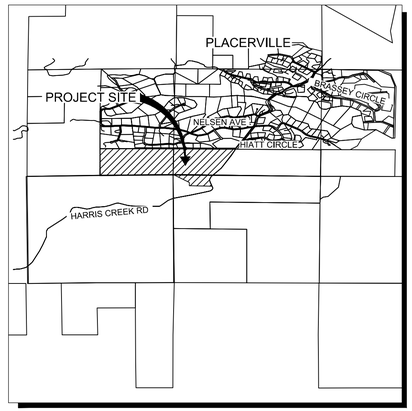
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28,
THE SW 1/4 OF THE SW 1/4 OF SECTION 27,
THE NE 1/4 OF THE NE 1/4 OF SECTION 33,
AND THE NW 1/4 OF THE NW 1/4 OF SECTION 34
TOWNSHIP 7 NORTH, RANGE 4 EAST, BOISE MERIDIAN
BOISE COUNTY, IDAHO
DECEMBER 21, 2022

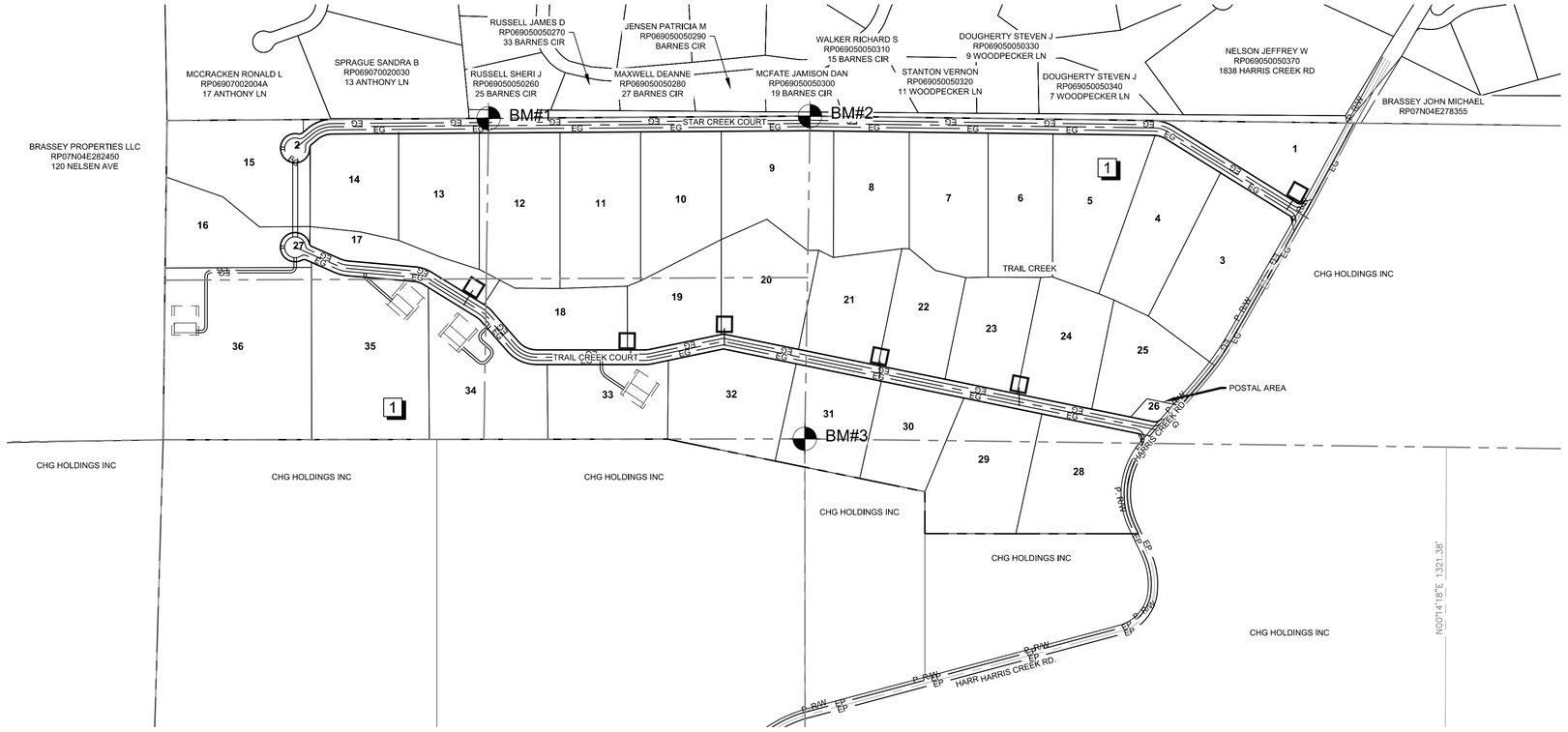
N

0 150 300 600 900

DEVELOPER
TRAIL CREEK VENTURES LLC.
421 S 8TH STREET,
BOISE, ID 83702
PH: (208) 697 - 2332

32 BUILDABLE LOTS
4 COMMON LOTS
145.57 TOTAL ACRES





ABBREVIATIONS	
E	EAST/EASTING
EX	EXISTING
HP	HIGH POINT
LP	LOW POINT
N	NORTH/NORTHING
ME	MATCH EXISTING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL CURVATURE
S	SOUTH
W	WEST

SHEET LIST TABLE	
Sheet Number	Sheet Title
C0.0	COVER
C0.1	DETAILS
C0.2	EXISTING CONDITIONS
C0.3	FLOOD DAMAGE PREVENTION PLAN
C0.4	LOT DIMENSIONS
C0,5	UTILITY PLAN
C0.6	PRELIMINARY GRADING PLAN
C0.7	STAR CREEK PLAN AND PROFILE STA 10+00-32+25
C0.8	STAR CREEK PLAN AND PROFILE STA 32+25-54+50
C0.9	TRAIL CREEK PLAN AND PROFILE STA 54+50-76+75
C1,0	TRAIL CREEK PLAN AND PROFILE STA 76+75-94+25
C1,1	ESC PLAN

SITE DATA

OWNER/DEVELOPER
TRAIL CREEK VENTURES LLC.
421 S 8TH STREET,
BOISE, ID 83702
PH: (208) 697 - 2332

ENGINEER
PATRICK COLWELL, P.E.
COLTON BUNN E.I.
T-O ENGINEERS, INC.
332 N. BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ROB O'MALLEY, P.L.S.
T-O ENGINEERS, INC.
332 N. BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

ZONING AND SETBACK
ZONE - RESIDENTIAL
COUNTY SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 10'
CREEK/STREAM = 25' OR WIDTH OF STREAM (WHICHEVER IS GREATER)

FIRE DISTRICT
CENTERVILLE FIRE PROTECTION

SEWER AND WATER DISTRICT
NA

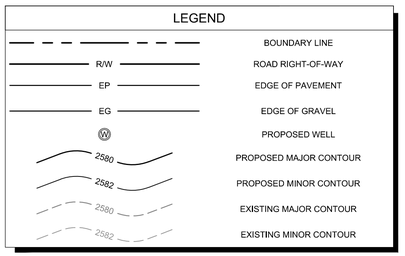
IRRIGATION DISTRICT
NA

ROADWAY JURISDICTION
BOISE COUNTY ROAD AND BRIDGE

SCHOOL DISTRICT
BASIN SCHOOL DISTRICT #72

REPRESENTATIVES			
UTILITY	AGENCY	REPRESENTATIVE	PHONE
ROADS	BOISE COUNTY ROAD & BRIDGE	CURTIS DILL	(208)-793-2380
POWER	IDAHO POWER	ETHAN MORGAN	(208)-388-6510
FIRE	CENTERVILLE FIRE	TIM HARRIS	(845)-247-8868

SURVEY INFORMATION					
ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).					
BM#1		BM#2		BM#3	
NORTHING:	818649.796'	NORTHING:	818659.074'	NORTHING:	817337.634'
EASTING:	2563533.459'	EASTING:	2564910.365'	EASTING:	2564888.724'
ELEVATION:	4420.47	ELEVATION:	4367.54'	ELEVATION:	4356.03'
DESCRIPTION:	5/8" REBAR	DESCRIPTION:	BRASS CAP	DESCRIPTION:	BRASS CAP



NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ADA COUNTY HIGHWAY DISTRICT, THE CITY OF MERIDIAN, AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PRE PLAT

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE	22"x34"
DESIGNED	C. BUNN
DRAWN	C. BUNN
CHECKED	P. COLWELL
APPROVED	P. COLWELL

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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NAMPA, IDAHO 83687
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BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
TRAIL CREEK MEADOWS SUBDIVISION
COVER

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: DECEMBER 21, 2022
PROJECT: 210659
SHEET: C0.0

L:\21\0530\3_ACAD\DWGS\SHEETS\PRE PLAT\210530 C0.0 COVER.DWG, 12/21/2022

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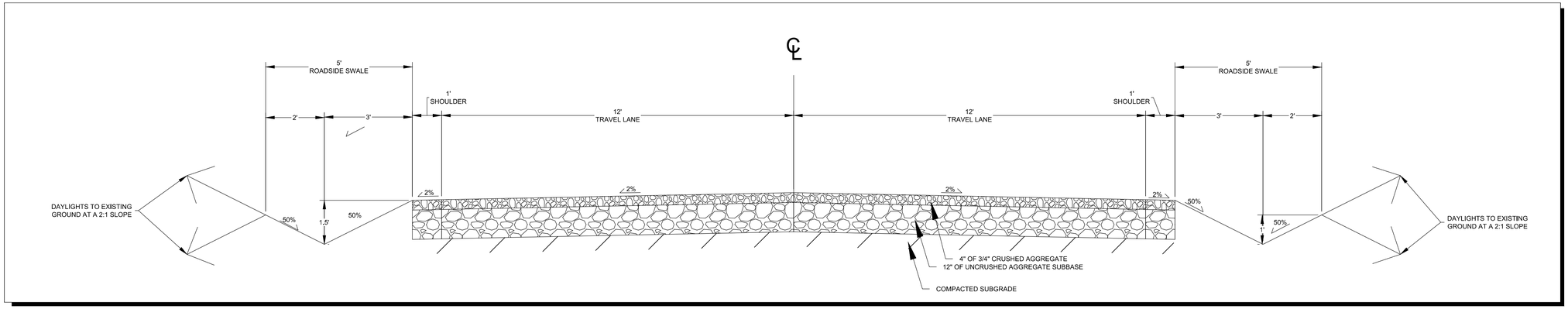


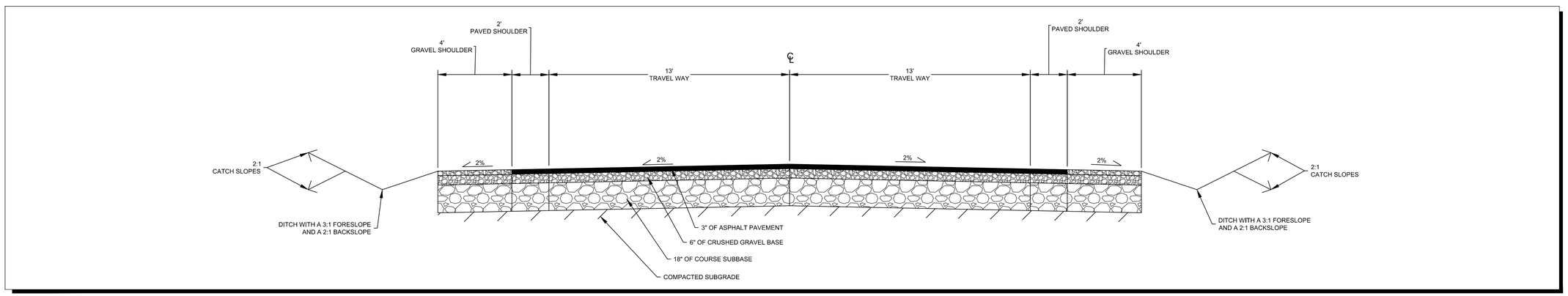
1 TYPICAL PRIVATE ROAD SECTION
N.T.S.

SOIL TYPE	SAND FILTER REQUIRED	A-1	B-1	B-2
SIZE OF DRAINFIELD	486	486	833	1111
SIZE OF DRAINFIELD AND REPLACEMENT AREA	1111	1111	1875	2500

2 STORM POND SIZING
N.T.S.

POND	POND DEPHT (FT)	POND BOTTOM WIDTH (FT)	POND BOTTOM LENGTH (FT)	POND TOP WIDTH (FT)	POND TOP LENGTH (FT)	SIDE SLOPE
1	2	60	60	72	72	3 : 1
2	2	56	60	68	72	3 : 1
3	2	30	36	42	48	3 : 1
4	2	45	45	57	57	3 : 1
5	2	45	45	57	57	3 : 1
6	2	46	50	58	62	3 : 1

3 DRAIN FIELD SIZING
N.T.S.



4 HARRIS CREEK ROAD TYPICAL SECTION
N.T.S.

PRE PLAT

BORDER SIZE: 22"X34"
DESIGNED: C. BUNN
DRAWN: C. BUNN
CHECKED: P. COLWELL
APPROVED: P. COLWELL

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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PRELIMINARY PLAT FOR:
TRAIL CREEK MEADOWS SUBDIVISION
DETAILS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: DECEMBER 21, 2022
PROJECT: 210659
SHEET: C0.1

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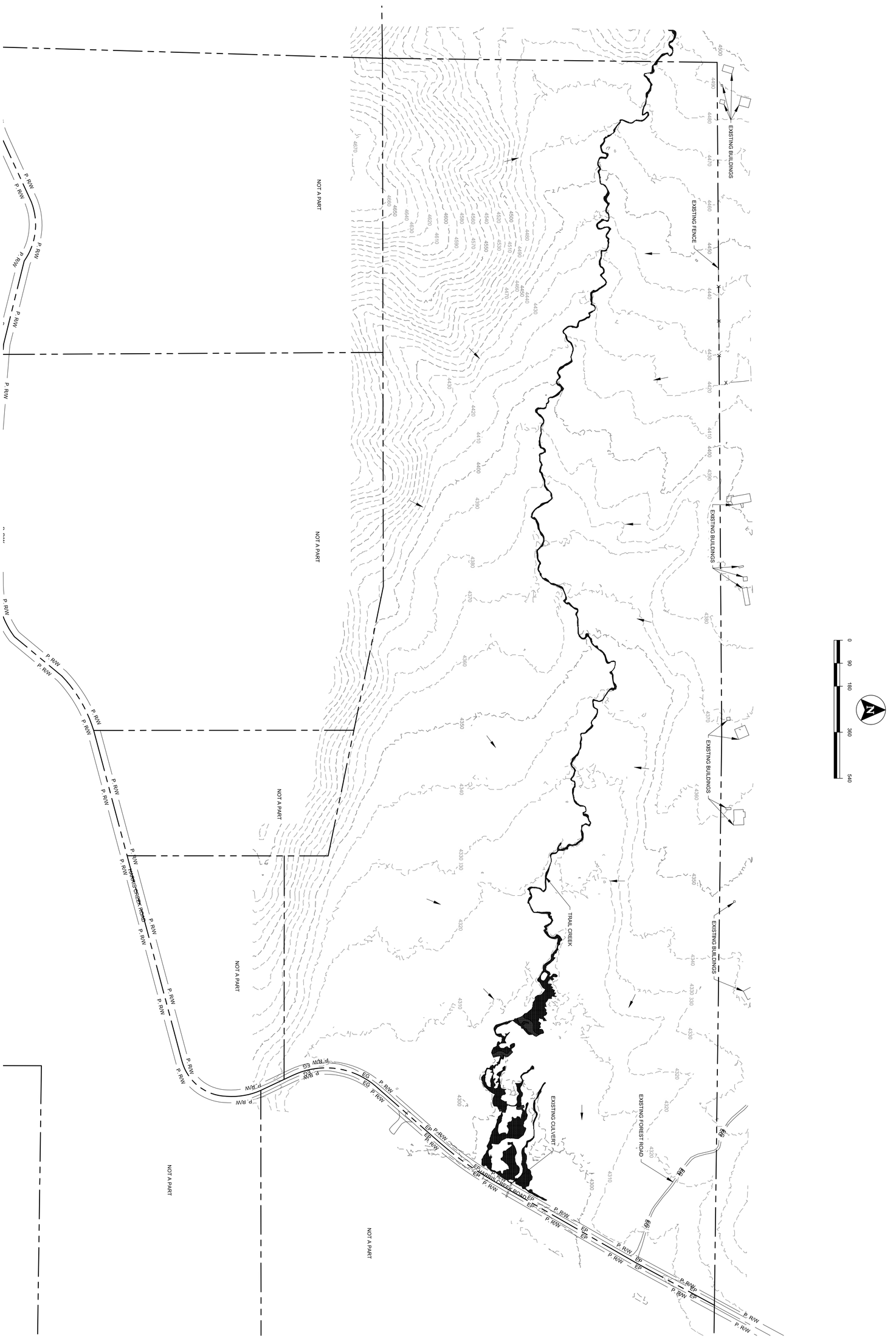

PRELIMINARY PLAT FOR:

TRAIL CREEK MEADOWS SUBDIVISION

EXISTING CONDITIONS

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HEBER CITY • MERIDIAN • NAMPA • SPOKANE

REVISIONS			BORDER SIZE
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED
			C. BUNN
			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

PRE PLAT

ATTENTION
IF THIS BAR DOES NOT MEASURE 1" ON YOUR DRAWING SET AT 1/2 SCALE
11x17 SHEET. THEN DRAWING IS NOT TO SCALE

PROJECT: 210659
DATE: DECEMBER 21, 2022
SHEET: C0.2

L:\21053\3_ACADDWG\SHEETS\PRE PLAT\21053 C0.3 FLOOD PLAIN PERMIT PLAN.DWG, 12/14/2022

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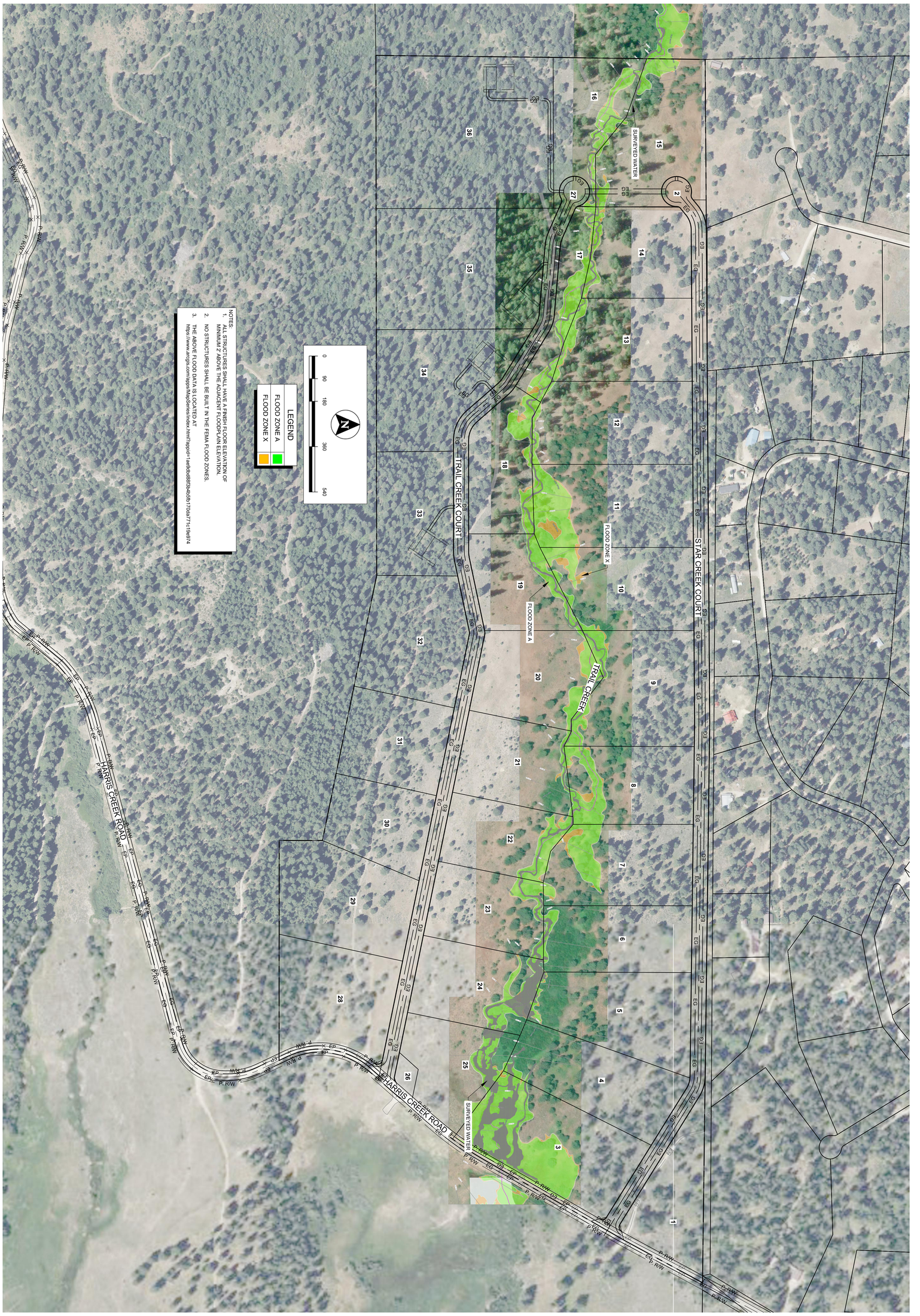

PRELIMINARY PLAT FOR:

TRAIL CREEK MEADOWS SUBDIVISION

FLOOD DAMAGE PREVENTION PLAN

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REVISIONS			
NO.	DESCRIPTION	DATE	BORDER SIZE
			22"x34"
			DESIGNED
			C. BUNN
			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

PRE PLAT

ATTENTION:
IF THIS BAR DOES NOT MEASURE 1/2" ON YOUR PLOT SHEET, THEN DRAWING IS 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

PROJECT: 21059
DATE: DECEMBER 21, 2022
SHEET: C0.3

L:\21053\3_ACADDWG\SHEETS\PRE PLAT\21053 C0.4 LOT DIMENSIONS.DWG, 12/21/2022

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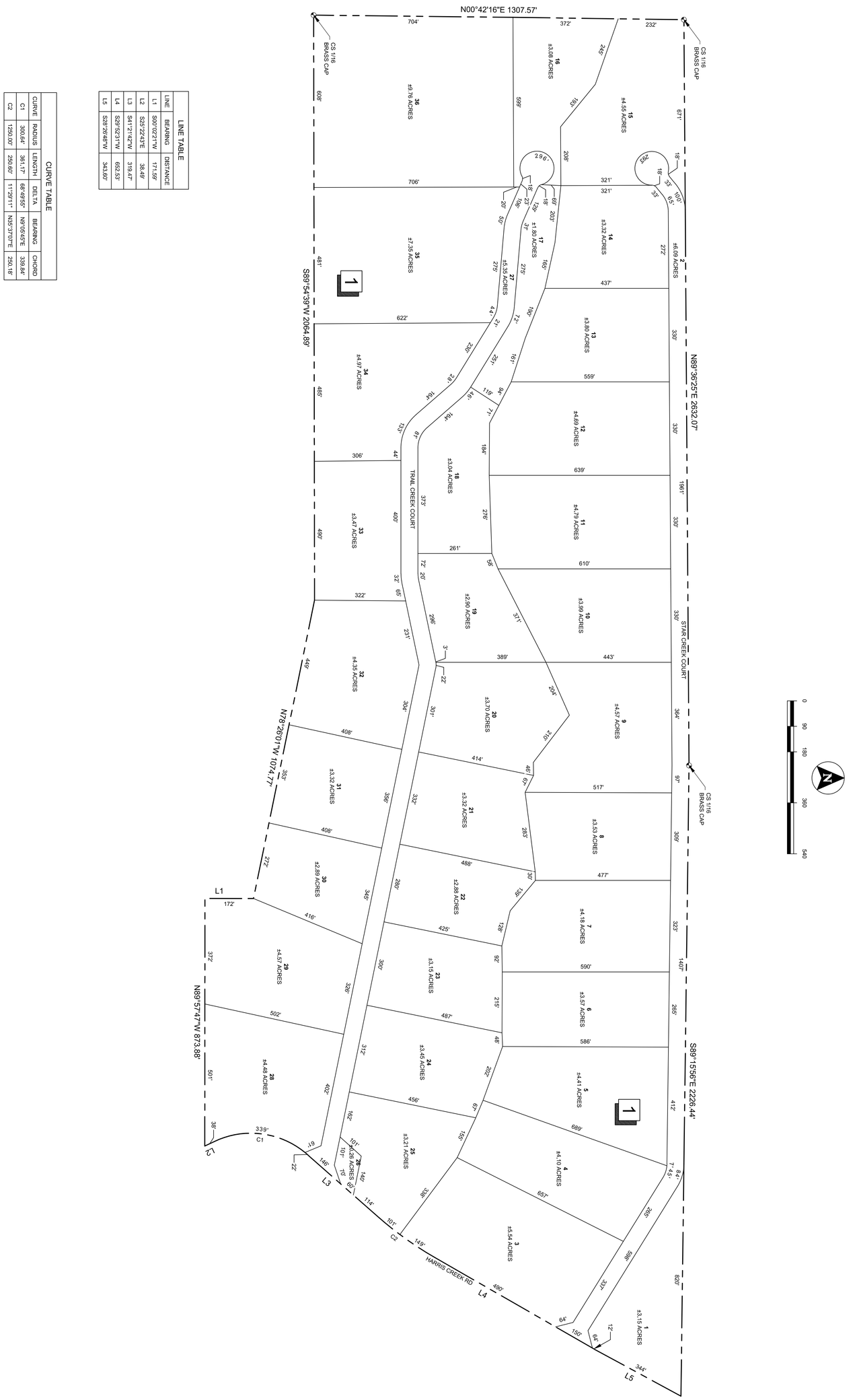

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.64'	361.17'	68°49'55"	N9°05'45"E	339.94'
C2	1250.00'	250.69'	11°29'11"	N65°37'07"E	250.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°02'21"W	171.59'
L2	S25°22'43"E	38.49'
L3	S41°21'42"W	319.47'
L4	S29°52'31"W	652.53'
L5	S29°06'46"W	343.60'

PRELIMINARY PLAT FOR:

TRAIL CREEK MEADOWS SUBDIVISION

LOT DIMENSIONS

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HEBER CITY • MERIDIAN • NAMPA • SPOKANE

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE
22"x34"
DESIGNED
C. BUNN
DRAWN
C. BUNN
CHECKED
P. COLWELL
APPROVED
P. COLWELL

PRE PLAT

ATTENTION:
IF THIS BAR DOES NOT MEASURE 1" ON YOUR PLOT, SCALE ACCORDINGLY. THIS SHEET IS 11"x17" SHEET. THEN DRAWING IS NOT TO SCALE

PROJECT: 21053
DATE: DECEMBER 21, 2022
SHEET: C0.4

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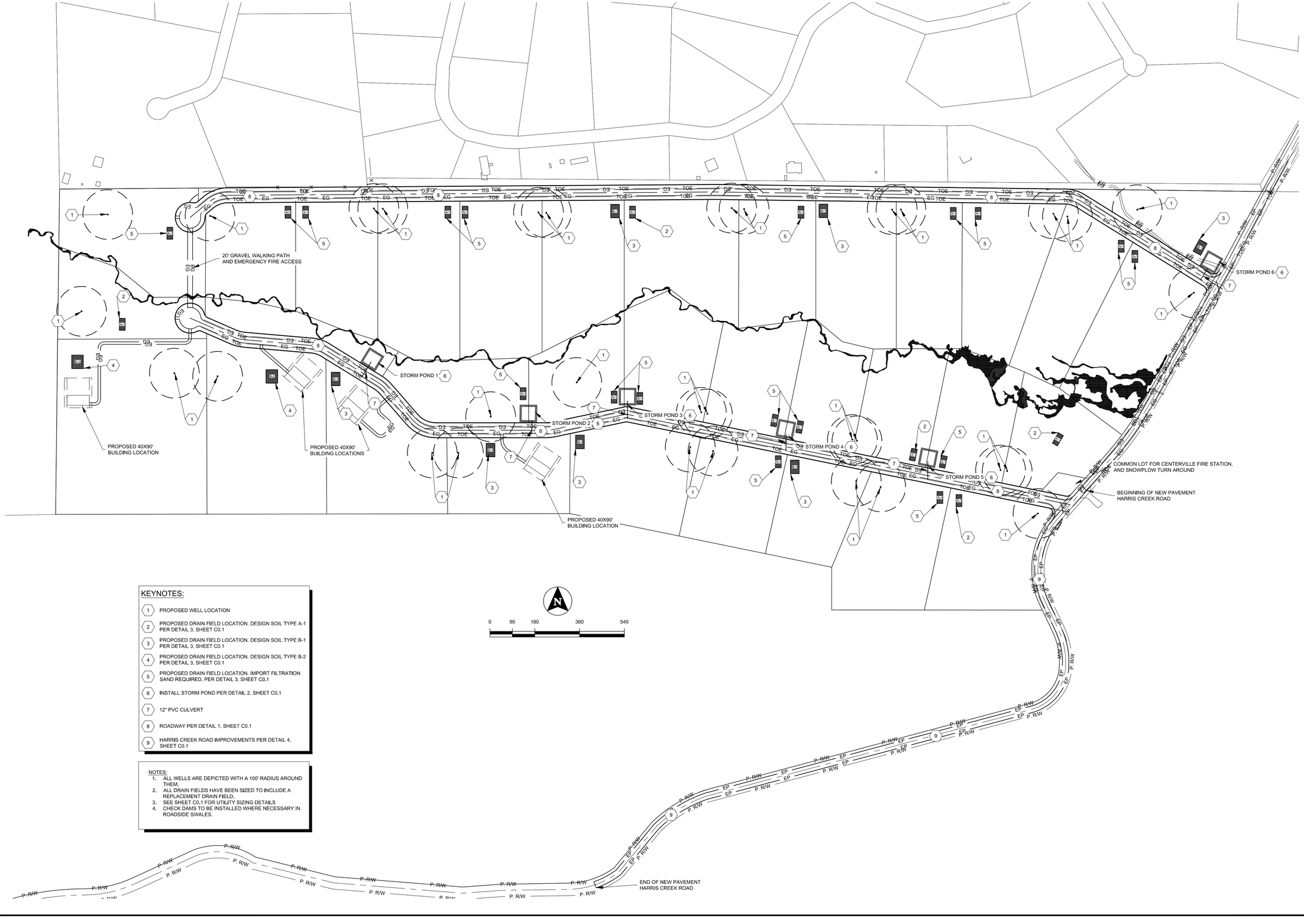

KEYNOTES:

1. PROPOSED WELL LOCATION
2. PROPOSED DRAIN FIELD LOCATION. DESIGN SOIL TYPE A-1 PER DETAIL 3, SHEET C0.1
3. PROPOSED DRAIN FIELD LOCATION. DESIGN SOIL TYPE B-1 PER DETAIL 3, SHEET C0.1
4. PROPOSED DRAIN FIELD LOCATION. DESIGN SOIL TYPE B-2 PER DETAIL 3, SHEET C0.1
5. PROPOSED DRAIN FIELD LOCATION. IMPORT FILTRATION SAND REQUIRED, PER DETAIL 3, SHEET C0.1
6. INSTALL STORM POND PER DETAIL 2, SHEET C0.1
7. 12" PVC CULVERT
8. ROADWAY PER DETAIL 1, SHEET C0.1
9. HARRIS CREEK ROAD IMPROVEMENTS PER DETAIL 4, SHEET C0.1

NOTES:
1. ALL WELLS ARE DEPICTED WITH A 100' RADIUS AROUND THEM.
2. ALL DRAIN FIELDS HAVE BEEN SIZED TO INCLUDE A REPLACEMENT DRAIN FIELD.
3. SEE SHEET C0.1 FOR UTILITY SIZING DETAILS
4. CHECK DAMS TO BE INSTALLED WHERE NECESSARY IN ROADSIDE SWALES.

PRE PLAT

BORDER SIZE	22"x34"
DESIGNED	C. BUNN
DRAWN	C. BUNN
CHECKED	P. COLWELL
APPROVED	P. COLWELL

REVISIONS

NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT FOR:

TRAIL CREEK MEADOWS SUBDIVISION

UTILITY PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: DECEMBER 21, 2022
PROJECT: 210659
SHEET: C0.5

L:\21053\03_ACADDWG\SHEETS\PRE PLAT\210530 C0.6 PRELIMINARY GRADING PLAN.DWG, 12/21/2022

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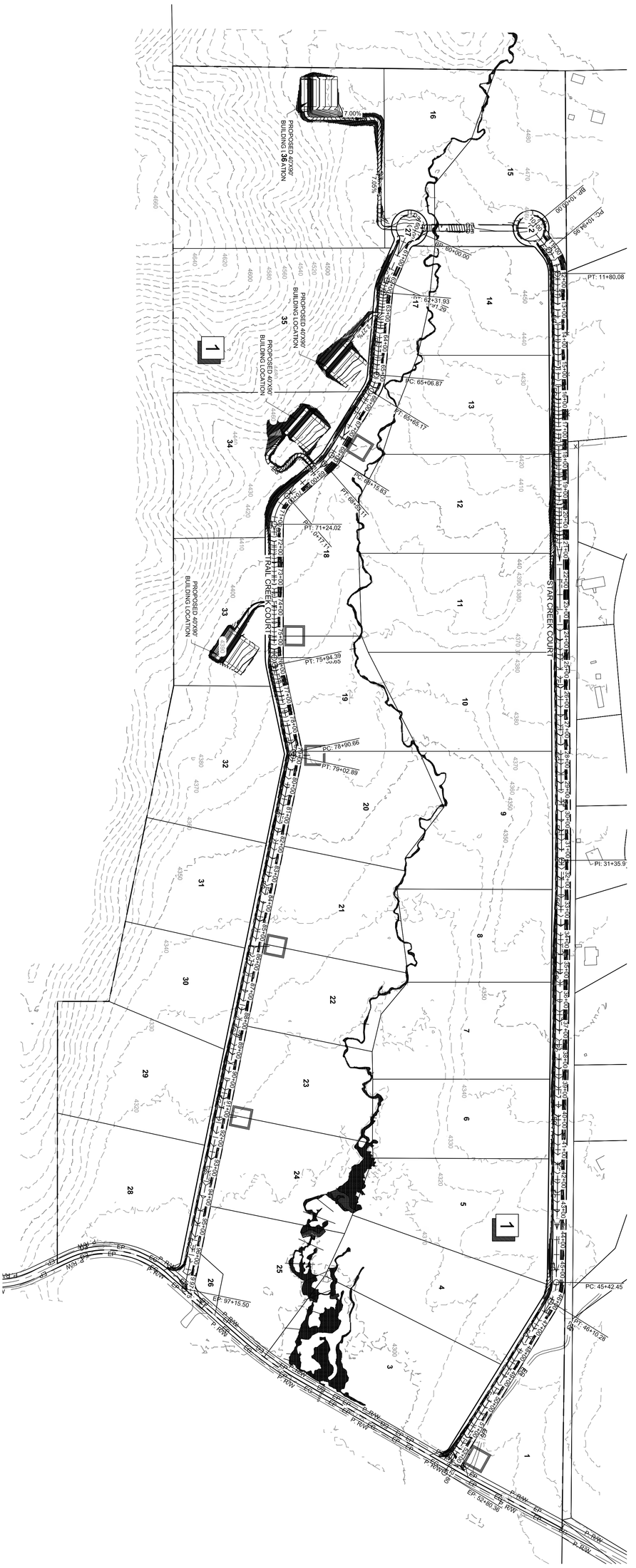

PRELIMINARY PLAT FOR:

TRAIL CREEK MEADOWS SUBDIVISION

PRELIMINARY GRADING PLAN

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HEBER CITY • MERIDIAN • NAMPA • SPOKANE

REVISIONS			
NO.	DESCRIPTION	DATE	BORDER SIZE
			22"x34"
			DESIGNED
			C. BUNN
			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

PRE PLAT

ATTENTION:
IF THIS DRAWING IS NOT FULL SIZE 22"x34" SHEET, IT IS NOT A 11x17 SHEET. THEN DRAWING IS NOT TO SCALE
0 1/2 1

PROJECT: 210659
DATE: DECEMBER 21, 2022
SHEET: C0.6

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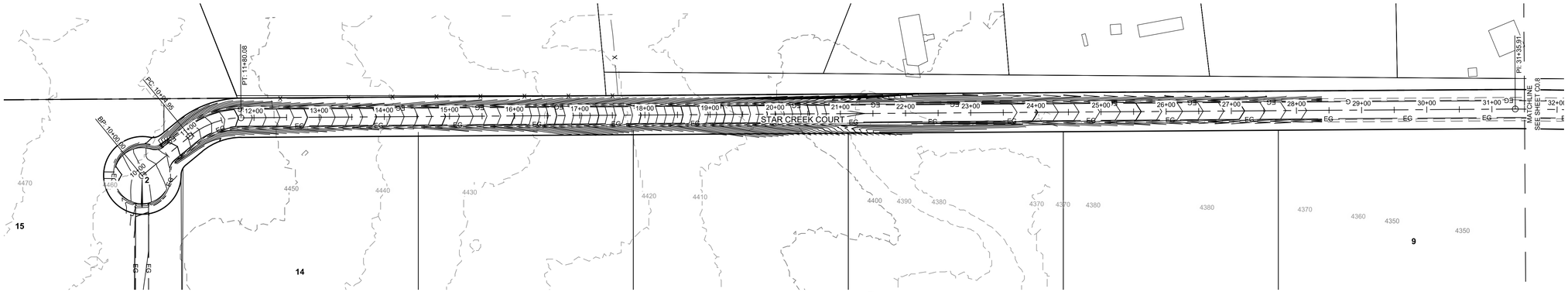

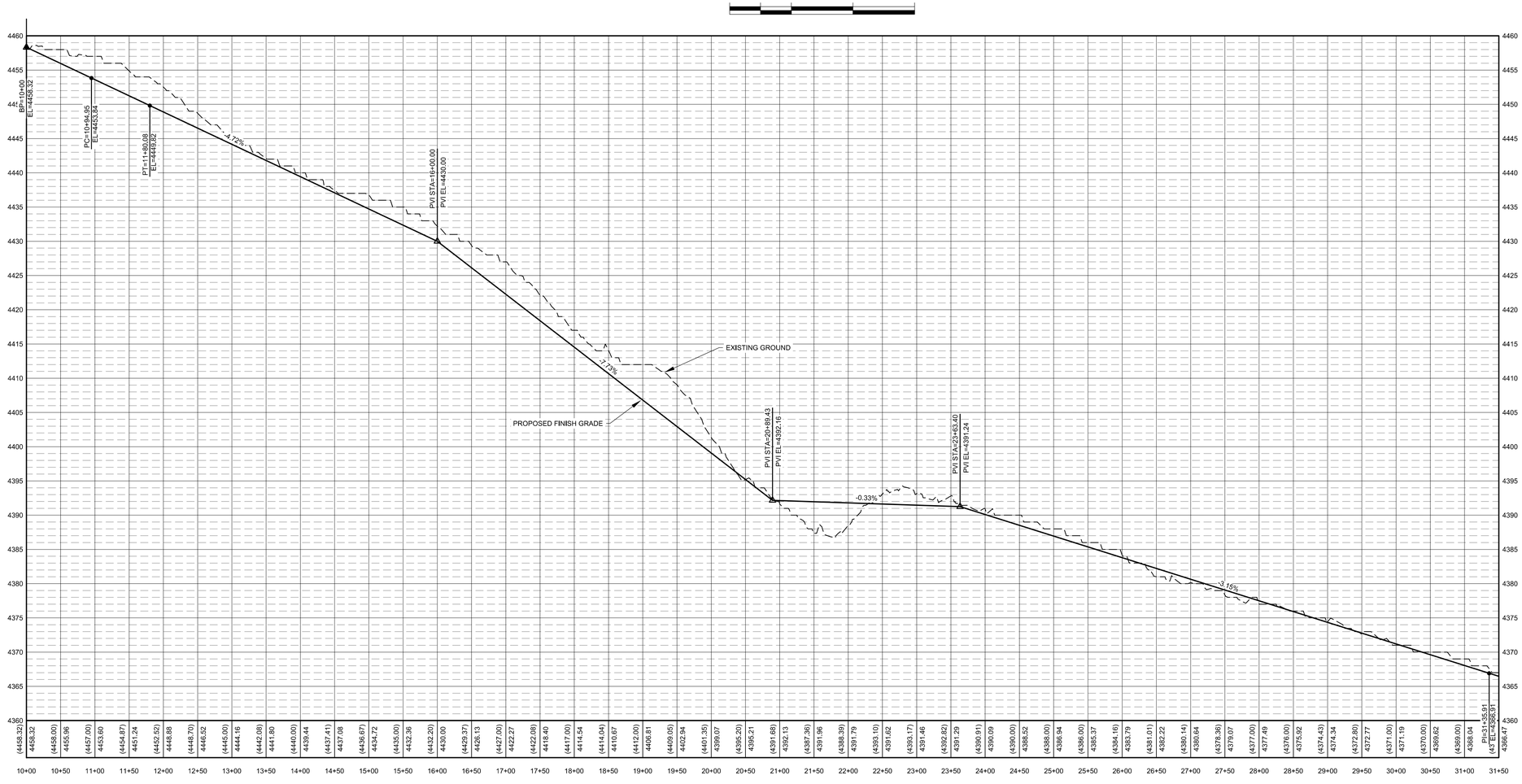

210530-STAR CREEK COURT 1
STA: 10+00-31+50
VERTICAL EXAGERATION 10X

PRE PLAT

BORDER SIZE:	22"x34"
DESIGNED	C. BUNN
DRAWN	C. BUNN
CHECKED	P. COLWELL
APPROVED	P. COLWELL

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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PRELIMINARY PLAT FOR:
TRAIL CREEK MEADOWS SUBDIVISION
STAR CREEK PLAN AND PROFILE STA 10+00-32+25

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: DECEMBER 21, 2022
PROJECT: 210659
SHEET: C0.7

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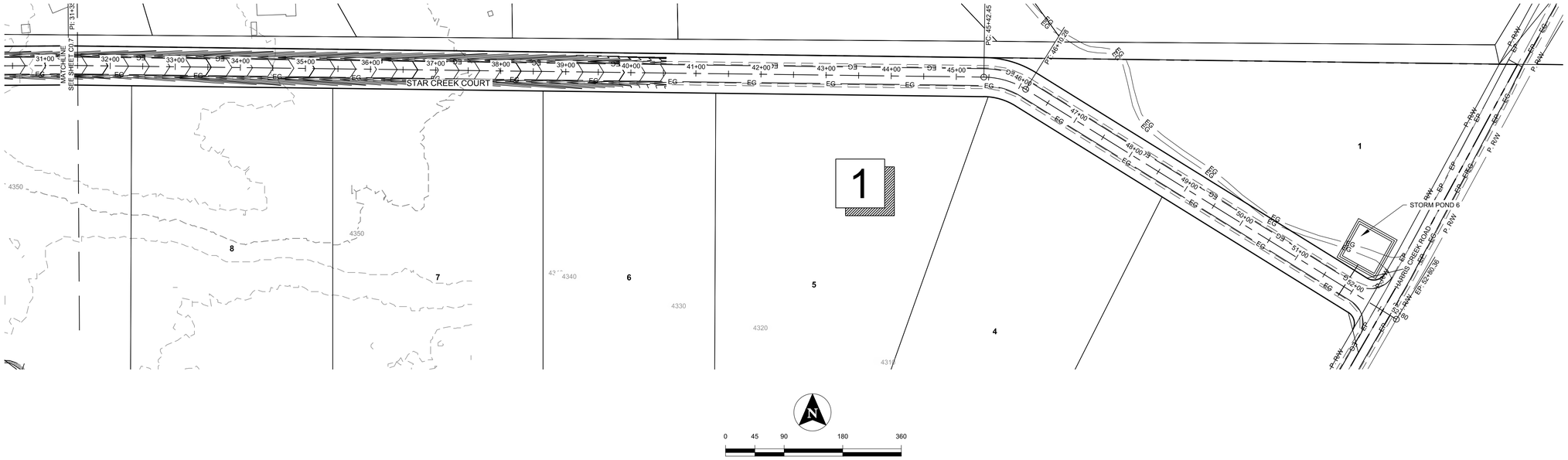

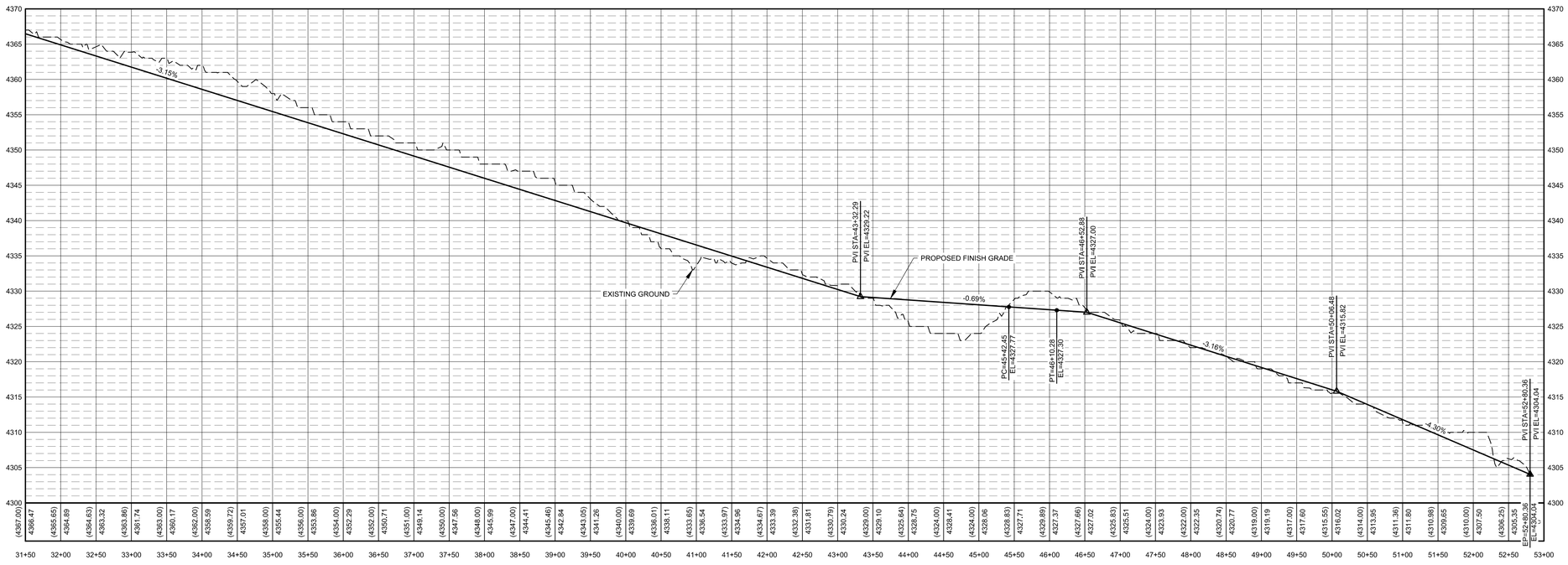

210530-STAR CREEK COURT 2
STA: 31+50-53+00
VERTICAL EXAGERATION 10X

PRE PLAT

BORDER SIZE	22"x34"
DESIGNED	C. BUNN
DRAWN	C. BUNN
CHECKED	P. COLWELL
APPROVED	P. COLWELL

NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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NAMPA, IDAHO 83687
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PRELIMINARY PLAT FOR:

TRAIL CREEK MEADOWS SUBDIVISION

STAR CREEK PLAN AND PROFILE STA 32+25-54+50

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: DECEMBER 21, 2022
PROJECT: 210659
SHEET: C0.8

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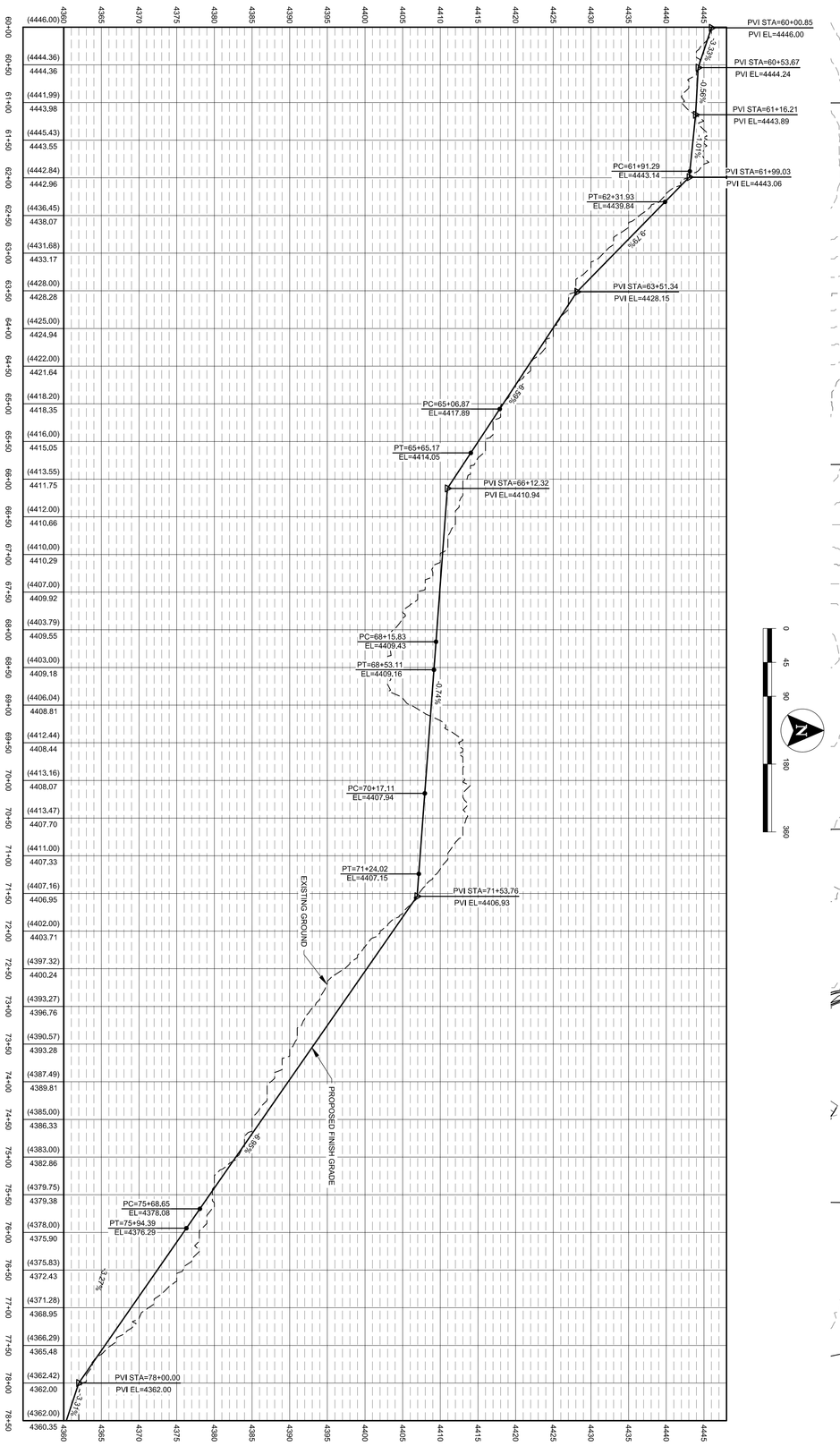
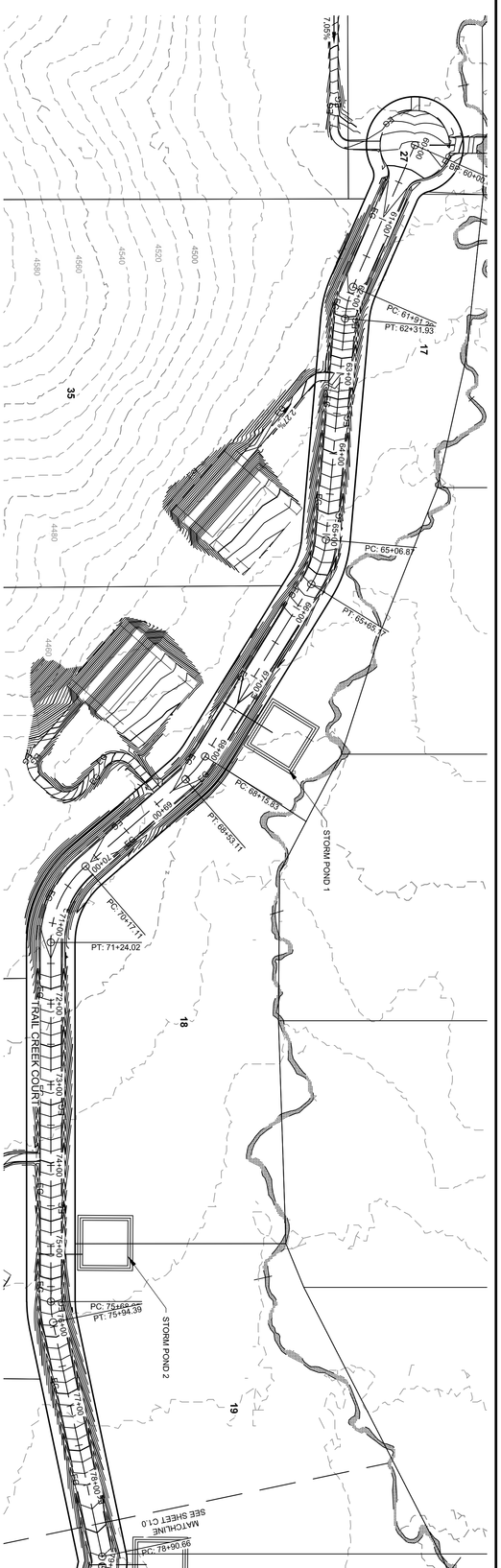
210530-TRAIL CREEK COURT 1
STA: 60+00-78+50
VERTICAL EXAGERATION 10X





PRELIMINARY PLAT FOR:

TRAIL CREEK MEADOWS SUBDIVISION

TRAIL CREEK PLAN AND PROFILE STA 54+50-76+75

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208-442-6300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

REVISIONS			
NO.	DESCRIPTION	DATE	BORDER SIZE
			22"x34"
			DESIGNED
			C. BUNN
			DRAWN
			C. BUNN
			CHECKED
			P. COLWELL
			APPROVED
			P. COLWELL

PRE PLAT

PROJECT: 210569
DATE: DECEMBER 21, 2022
SHEET: C0.9

IF THIS BAR DOES NOT MEASURE 1"=50 SCALE ON SHEET, THEN DRAWING IS 11x17 SHEET. NOT TO SCALE

ATTENTION

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210530-TRAIL CREEK COURT 2
STA: 78+50-97+50
VERTICAL EXAGERATION 10X

PRE PLAT

BORDER SIZE	22"x34"
DESIGNED	C. BUNN
DRAWN	C. BUNN
CHECKED	P. COLWELL
APPROVED	P. COLWELL

NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT FOR:

TRAIL CREEK MEADOWS SUBDIVISION

TRAIL CREEK PLAN AND PROFILE STA 76+75-94+25

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: DECEMBER 21, 2022
PROJECT: 210659
SHEET: C1.0

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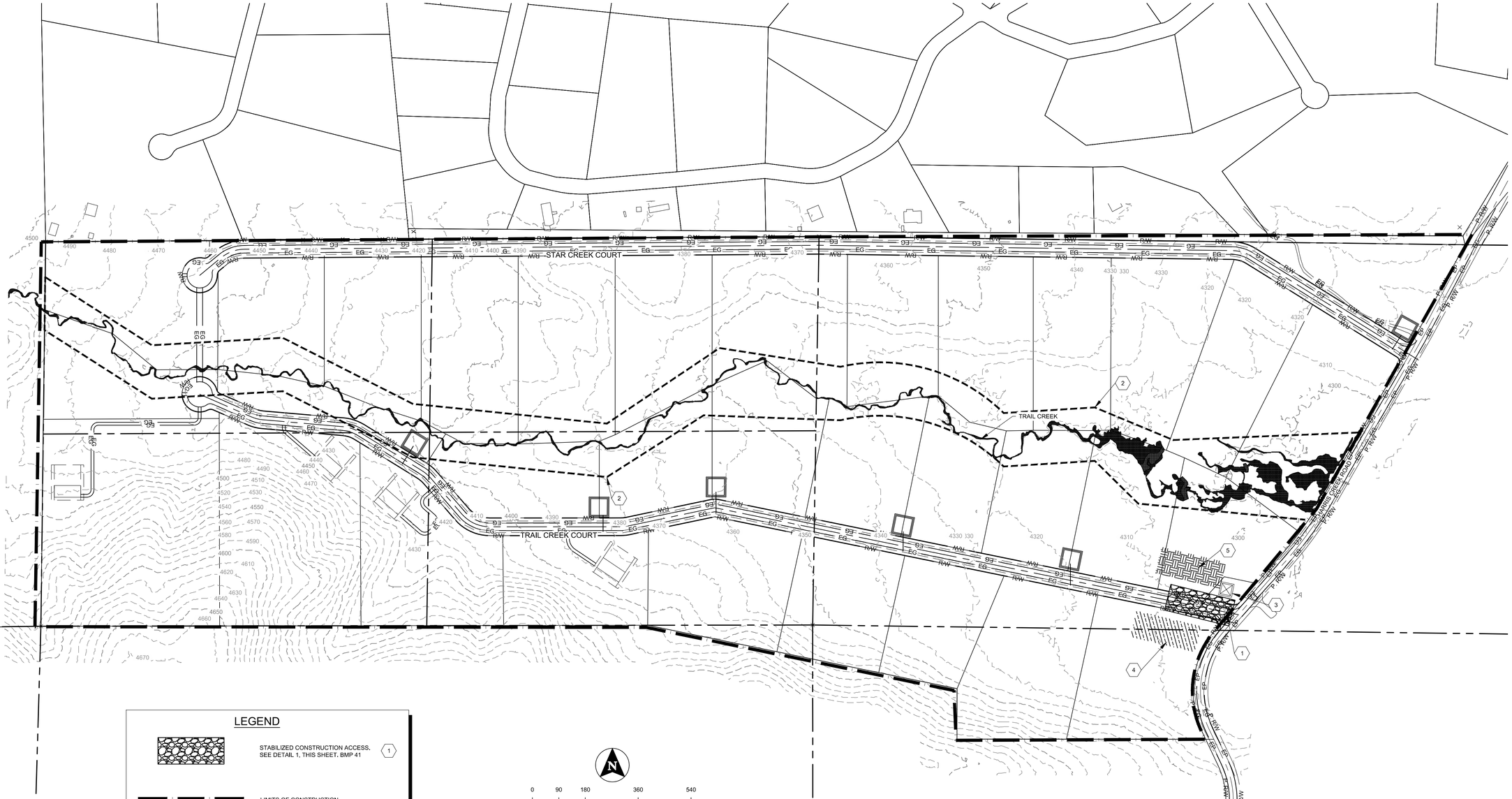
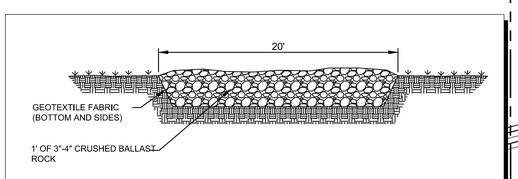


LEGEND

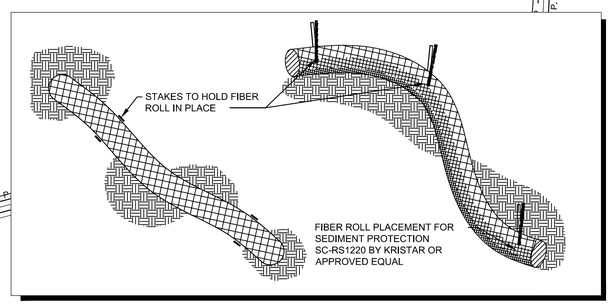
- STABILIZED CONSTRUCTION ACCESS, SEE DETAIL 1, THIS SHEET, BMP 41 — 1
- LIMITS OF CONSTRUCTION
- FIBER WATTLE, SEE DETAIL 2, THIS SHEET, BMP 64 — 2
- TEMPORARY PORT-A-POTTY BMP 50 — 3
- PROPOSED STAGING AREA BMP 41 — 4
- STOCKPILE AREA BMP 44 — 5

N

0 90 180 360 540



1 STABILIZED CONSTRUCTION ACCESS
N.T.S.



2 FIBER ROLL DETAIL
N.T.S.

PRE PLAT

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE	22"x34"
DESIGNED	C. BUNN
DRAWN	C. BUNN
CHECKED	P. COLWELL
APPROVED	P. COLWELL

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CONSTRUCTION DRAWINGS FOR:
TRAIL CREEK MEADOWS SUBDIVISION
ESC PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: DECEMBER 21, 2022
PROJECT: 210659
SHEET: C1.1

L:\210659\3_ACAD\DWG\SHEETS\PRE PLAT\210659 C1.1 ESC PLAN.DWG, 12/21/2022